



Federal Emergency Management Agency

Washington, D.C. 20472

April 17, 2017

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Jack Thomas
Mayor, City of Park City
445 Marsac Avenue
Park City, UT 84060

IN REPLY REFER TO:

Case No.: 16-08-1092P
Community Name: City of Park City, UT
Community No.: 490139
Effective Date of
This Revision: **August 31, 2017**

Dear Mayor Thomas:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denver, Colorado, at (303) 235-4830, or the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Mr. Matthew Cassel, P.E.
City Engineer
City of Park City

Mr. A. F. Sharry, III, P.E.
President
Canyon Engineering



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Park City Summit County Utah	NO PROJECT	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 490139		
IDENTIFIER	Silver Creek 15 to 11	APPROXIMATE LATITUDE AND LONGITUDE: 40.652, -111.503 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 49043C0919C DATE: March 16, 2006		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: March 16, 2006 PROFILES: 19P-20P SUMMARY OF DISCHARGES TABLE: 4	

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

See Page 2 for Additional Flooding Sources

Silver Creek – from approximately 900 feet upstream to approximately 2,690 feet upstream of Deer Valley Drive

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Silver Creek	BFEs*	BFEs	YES	YES
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE AND REVISED REACH

McLeod Creek Headwaters – from just upstream of Silver King Drive to approximately 400 feet upstream of Crescent Street

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
McLeod Creek Headwaters	Zone AO	Zone X (shaded)	YES	NONE
	Zone X (shaded)	Zone X (shaded)	YES	YES

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We are processing a revised FIRM and FIS report for Summit County in our countywide format; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which present information from the effective FIRMs and FIS reports for your community and other incorporated communities in Summit County, were submitted to your community for review on November 17, 2016. We will incorporate the modifications made by this LOMR into the countywide FIRM and FIS report before they become effective.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbbit".

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp.

LOCAL NEWSPAPER

Name: *The Park Record*

Dates: April 26, 2017 and May 3, 2017

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

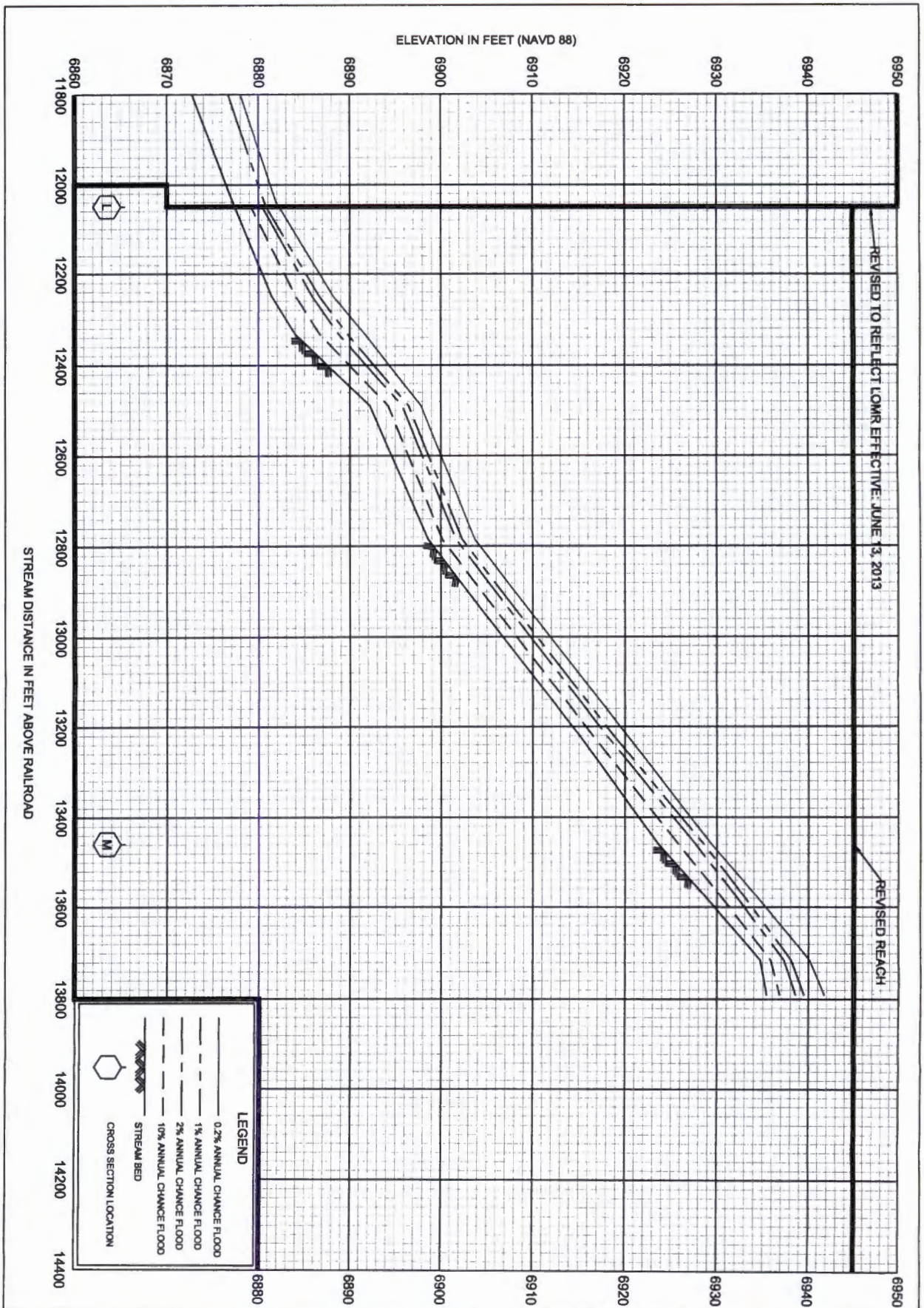
A handwritten signature in black ink, appearing to read "Rick Sacibit".

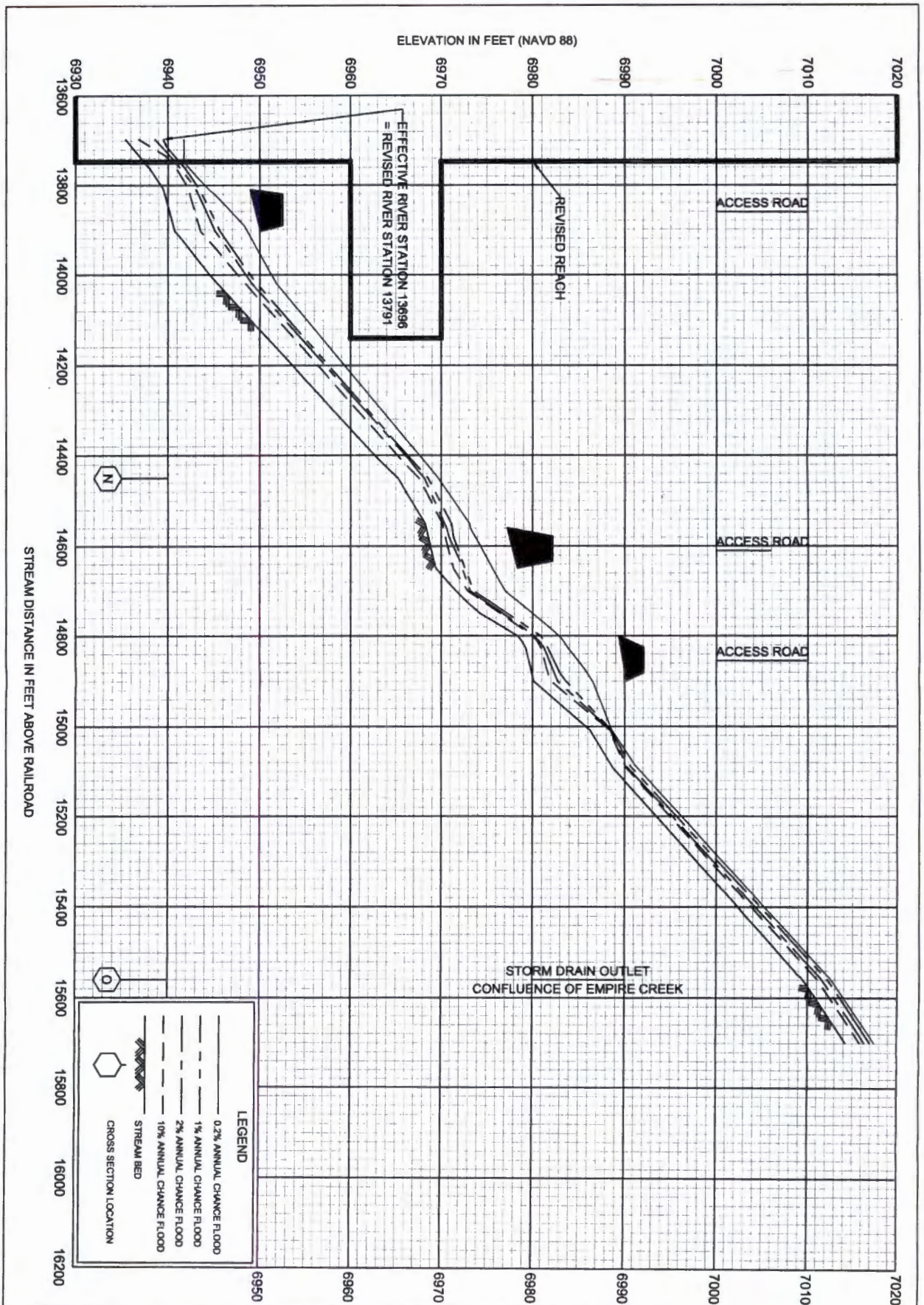
Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Table 4. Summary of Discharges

Flooding Source and Location	Drainage Area (Square Miles)	Peak Discharges (Cubic Feet per Second)			
		10 %-Annual- Chance	2 %-Annual- Chance	1 %-Annual- Chance	0.2 %-Annual- Chance
Silver Creek					
DATA REVISED BY LOMR EFFECTIVE JUNE 13, 2013					
At Bonanza Drive	6.93	-	-	283	673
Approximately 900 feet upstream of Deer Valley Drive	6.93	44	180	283	643
At Confluence of Empire Creek	6.65	70	310	610	2,310
At Confluence of Deer Valley Creek	1.27	30	100	190	650
REVISIED DATA					
Empire Creek					
Just Upstream of confluence with Silver Creek	5.19	70	210	450	1,680
Just Upstream of confluence of Ontario Creek	3.16	60	200	440	1,650
Just Downstream of confluence of Walker and Webster Gulch	2.40	40	120	250	1,000
Ontario Creek					
Just Upstream of confluence with Empire Creek	1.84	20	70	140	610
Approximately 3,200 feet Upstream of confluence with Empire Creek	1.56	20	60	120	500
Deer Valley Creek					
Just Upstream of confluence with Silver Creek	1.64	20	80	150	630
Approximately 4,800 feet Upstream of confluence with Silver Creek	0.66	30	80	160	660
Road Canyon Drainage					
At Westwood Road	3.40	-	-	139	-
Kimball Canyon Drainage					
Near Wasatch Way	1.20	-	-	67	-
Just Downstream of unnamed spring near Bitner Ranch Road	2.10	-	-	97	-
McLeod Creek					
At diversion below SR 224	8.60	-	-	190	-
Red Pine Creek					
At SR 224	3.90	-	-	175	-
Willow Draw					
At SR 224	2.60	-	-	126	-
At 1-80	7.10	-	-	225	-
White Pine Creek					
At SR 224	6.10	-	-	240	-

REVISED TO REFLECT LOMR EFFECTIVE: August 31, 2017





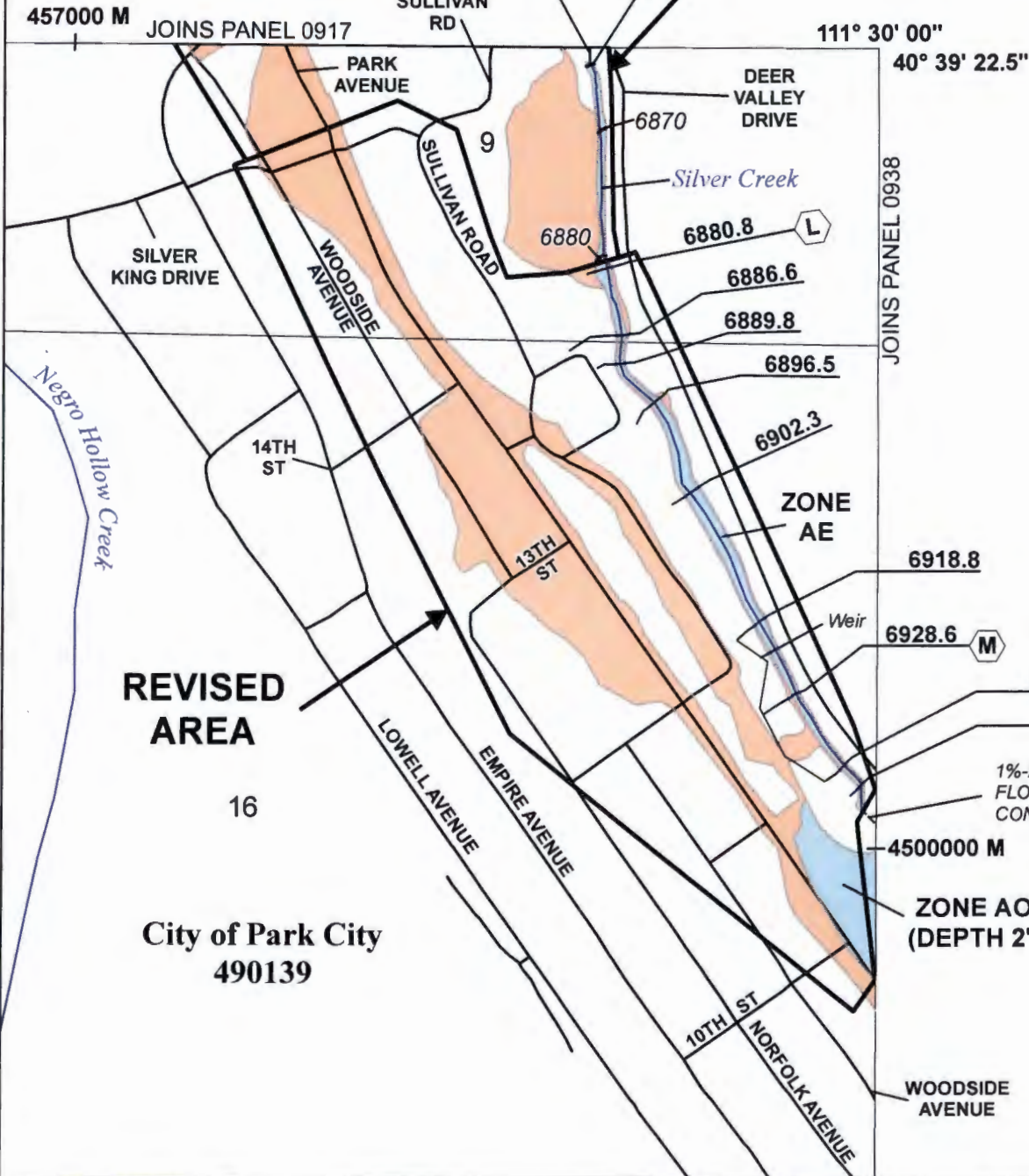
LEGEND	
	0.2% ANNUAL CHANCE FLOOD
	1% ANNUAL CHANCE FLOOD
	2% ANNUAL CHANCE FLOOD
	10% ANNUAL CHANCE FLOOD
	STREAM BED
	GROSS SECTION LOCATION

FEDERAL EMERGENCY MANAGEMENT AGENCY
SUMMIT COUNTY, UT
 AND INCORPORATED AREAS

FLOOD PROFILES
 REVISED TO
 REFLECT LOMR
 EFFECTIVE: August 31, 2017

**AREA REVISED BY LOMR
EFFECTIVE: JUNE 13, 2013**

0.2%-ANNUAL-CHANCE
FLOOD DISCHARGE
CONTAINED IN STRUCTURE



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 2 SOUTH, RANGE 4 EAST.

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AH9
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2 % Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X

SCALE

Map Projection: Universal Transverse Mercator NAD 1983 UTM Zone 12N
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 62.5 125 250 Meters

REVISED AREA
16
City of Park City
490139

FEMA
National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP**

SUMMIT COUNTY, UTAH
and Incorporated Areas

PANEL 919 OF 1250

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
SUMMIT COUNTY	490134	0919	C
PARK CITY, CITY OF	490139	0919	C

**REVISED TO REFLECT LOMR
EFFECTIVE: August 31, 2017**

MAP NUMBER
49043C0919C
EFFECTIVE DATE
MARCH 18, 2006